

**ZB# 70-2**

**Harold Calvet**

**(no SBL)**

70-2  
Harold  
Calvert

6-11-70  
10:45 AM

**PUBLIC NOTICE OF HEARING  
Before the Zoning Board  
of Appeals**

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Town of New Windsor, New York will hold a public hearing pursuant to Section 48-33 of the Zoning Ordinances on the following proposition:

Appeal No. 70-2

Request of Harold Calbet for a variance of the regulations of the zoning ordinance, to permit construction of a storage building, being a variance of Article IV, Section 48-14C for property owned by him situated as follows:

"41 Windsor Highway on the east side of U.S. Route 32 and south of the intersection with Fern Avenue"

SAID HEARING will take place on the 18th of May, 1970, at the Town Hall, 555 Union Avenue, New Windsor beginning at 8:00 o'clock p.m.

LOUISE A. BUDNEY  
Chairman

May 8

**State of New York  
County of Orange, ss:**

Hugh V. Nocton , being duly sworn deposes and says that he is ..... Principal Clerk ..... of Newburgh-Beacon News Co., Inc., Publisher of The Evening News, a daily newspaper published and of general circulation in the Counties of Orange and Dutchess, and that the notice of which the annexed is a true copy was published ..... One Time .....

in said newspaper, commencing on the ..... 8th ..... day of ..... May ..... A.D., 19 70 , and ending on the ..... 8th ..... day of ..... May ..... A.D., 19 70

Subscribed and sworn to before me this  
..... 8th ..... day of ..... May ..... 19 70

Notary Public of the State of New York, County of Orange.  
MY COMMISSION EXPIRES MARCH 30, 1971



2/25/70

APPLICATION is hereby made for the following:

Agenda \_\_\_\_\_ Service \_\_\_\_\_

1. Name Harold R. Calvert  
Address 41 Windsor Hwy New Windsor N.Y.  
Telephone Number 562-4560

Are you the owner of the property? yes

2. Briefly describe intention (or attach) and location of property: 60'x20' Block Building for storage  
41 Windsor Hwy. on South side of lot.

~~PLANNING BOARD~~

Site Plan Preliminary Meeting  
Subdivision Preliminary Meeting  
Informational Meeting

AGENDA DATE \_\_\_\_\_

COMING BOARD OF APPEALS

Interpretation of Ordinance or Map  
✓ Variance (Notify P/E - Plans if necessary)  
Informational Meeting

AGENDA DATE \_\_\_\_\_

REMOVING PERMIT

Planning Board action needed  
✓ ZBA action needed  
✓ Site Plan needed  
Subdivision approval needed  
Water, Sewer and Highway action needed

OTHER COMMENTS

I hereby certify that all fees, permits and charges

have been paid and acknowledged by the State of

1. Name Harold R. Calvert  
Address 41 Windsor Hwy New Windsor N.Y.  
Telephone Number 562-4520  
Are you the owner of the property? yes  
2. Briefly describe intention (or attach) and location of property: 60'x20' Block Building for storage  
41 Windsor Hwy. on South side of lot.

3. ~~PLANNING BOARD~~

~~Site Plan Preliminary Meeting~~  
~~Subdivision Preliminary Meeting~~  
~~Informational Meeting~~

AGENDA DATE \_\_\_\_\_

4. ZONING BOARD OF APPEALS

~~Interpretation of Ordinance or Map~~  
☒ Variance (Notify P/B - Plans if necessary)  
~~Informational Meeting~~

AGENDA DATE \_\_\_\_\_

5. BUILDING PERMIT

☒ Planning Board action needed  
☒ ZBA. action needed  
☒ Site Plan needed  
~~Subdivision approval needed~~  
~~Water, Sewer and Highway action needed~~

ACTION TAKEN:

I hereby affirm that all fees, permits and charges  
under the laws and ordinances of the State of  
New York and the Town of New Windsor will be paid and that  
I am advertising of Public Hearing or meetings  
and also any legal or engineering fees for re-  
view of the project.

Signed: \_\_\_\_\_

(APPLICANT)

Adopted 12/20/65

APPLICATION FOR VARIANCE

APPLICATION NO. 70-2  
DATE: April 7 19 70

TO THE ZONING BOARD OF APPEALS OF THE TOWN OF NEW WINDSOR, NEW YORK

I (~~we~~) Harold Calvet of 41 Windsor Highway  
(Street & number)

New Windsor New York HEREBY MAKE  
(State)

APPLICATION FOR A VARIANCE:

- A. LOCATION OF THE PROPERTY 41 Windsor Highway 61  
(Street & Number) (Use district on Zoning Map)
- B. PROVISION OF THE ZONING ORDINANCE APPLICABLE: (Indicate the article, section, sub-section and paragraph of the Zoning Ordinance applicable, by number. Do not quote the ordinance: \_\_\_\_\_)

Article IV, Sect 48-14C

- C. NOTE: NECESSARY FINDINGS: Before any Variance is granted, the Zoning Board of Appeals must find all of the following conditions to be present:

1. Conditions and circumstances are unique to the applicant's land, structure or building and do not apply to the neighboring lands, structures or buildings in the same zone because: \_\_\_\_\_  
Applicants land is triangular-shaped and different from  
neighboring lands in that respect.
2. Strict application of the provisions of this ordinance would deprive the applicant of a reasonable use of the land, structure or building in a manner equivalent to the use permitted to be made by other owners of their neighboring lands, structures or buildings in the same zone because: \_\_\_\_\_  
Applicant can make no other use of his land consistant with  
his present structure and business.
3. The unique conditions and circumstances are not the result of actions of the applicant taken subsequent to the adoption of the Ordinance because: \_\_\_\_\_  
No changes were made.

4. Relief, if approved will not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance because:

There will be no change in the use of the property.

5. Relief, if approved, will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zone because: Applicant is not seeking a change of use

and the variance sought is necessitated by the shape of the land.

- D. Describe in detail how the property is to be used and submit plans or sketches in duplicate.

Continued use as a Tool Rental business.

- E. Application to be accompanied by a check, payable to the Town of New Windsor in the amount of ~~\$100.00~~ \$25. Application to be returned to: Secretary of the Zoning Board of Appeals.

- F. NOTICE OF HEARING: Applicant agrees to send notice of any public hearing via registered mail to all abutting land owners as required by Section 9.4.1 of the Ordinance.

- G. If the property in question is located within a radius of 500 ft. of an adjoining municipality, the Board should be notified.

Dated: April 7, 1970

[Signature]  
Signature of Applicant

STATE OF NEW YORK )  
COUNTY OF ORANGE ) SS

Sworn to this 9 day of April, 1970

41 Windsor Hwy  
Address

RICHARD C. CARPENTER  
Notary Public in the State of New York  
My Commission Expires March 30, 1971

[Signature]  
(Notary Public)

562-4060  
Telephone No.

DO NOT WRITE IN THIS SPACE

Application No. 70-2  
Date of Hearing May 18, 1970  
Date of Decision May 18, 1970

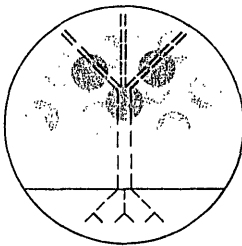
Date Received Apr 7, 1970  
Notice Published May 8, 1970

DECISION:

Variance granted.

# Department of Planning

Peter Garrison, A.I.P., Commissioner  
Edwin J. Garling, A.I.P., Deputy Commissioner



The County Building  
Goshen, New York 10924  
(914) 294-5151

# County of Orange

Louis V. Mills, County Executive

April 15, 1970

Mrs. Louise A. Budney, Chairman  
Town of New Windsor Zoning Board of Appeals  
16 Veronica Avenue  
New Windsor, New York 12550

Re: Application of Harold Calvet,  
41 Windsor Highway, for yard  
variances to construct storage  
building

Dear Mrs. Budney:

The above-cited application forwarded to us by you, has been received and reviewed under the provisions of Section 239 l and m, Article 12 B of the General Municipal Laws of the State of New York.

Accordingly, we find no objection to your granting the necessary variances, provided that the construction of the proposed storage building does not reduce the existing number of off-street parking spaces, nor necessitate any additional curb-cuts onto Windsor Highway.

Very truly yours,

Peter Garrison  
Commissioner of Planning

PG:f  
Enc.

cc: Bernard Sommers



7 Franklin Avenue  
New Windsor, N. Y. 12550  
May 21, 1970

Mr. J. Milton Baker  
Baker and Ossman  
Winding Lane  
Newburgh, N. Y. 12550

Re: Application for a Variance of  
Harold Calvet

Dear Mr. Baker:

As stated in our telephone conversation of May 21, 1970, please be informed that at a public hearing held on May 18, 1970, it was the decision of the members of the Zoning Board of Appeals to grant the above application.

Yours very truly,

Patricia Delio, Secretary

/pd

cc: Howard Collett, Building Inspector

Copy for  
2/6/70

TOWN OF NEW WINDSOR  
ORANGE COUNTY, N. Y.  
OFFICE OF ZONING - BUILDING INSPECTOR

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No. ....

Date 3/10, 1970

To

Harold Colvert  
41 Windsor Highway  
New Windsor

PLEASE TAKE NOTICE that your application dated Feb 25, 1970

for permit to Storage Building

at the premises located at New Windsor Highway

is returned herewith and disapproved on the following grounds:

lot size too small 40,000 sq. ft. Required  
Front yard 50' Required

Harold Colvert  
Building Inspector

apply Zoning Board of Appeals  
for Variance

Art. IV -  
Sec. 42-14 C

TOWN OF NEW WINDSOR, ORANGE COUNTY, N. Y.

Examined ..... 19.....

Approved ..... 19.....

Disapproved a/c .....

Permit No. ....

Refer —

Planning Board .....

Highway .....

Sewer .....

Water .....

Zoning Board of Appeals ✓.....

Office of Building Inspector  
LAWRENCE JONES, Building Inspector  
Town Hall, 244 Union Avenue  
Newburgh, N. Y.

APPLICATION FOR BUILDING PERMIT

Pursuant to New York State Building Code and Town Ordinances

Date ..... 2/25, 1970

INSTRUCTIONS

a. This application must be completely filled in by typewriter or in ink and submitted in duplicate to the Building Inspector.

b. Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram which is part of this application.

c. This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.

d. The work covered by this application may not be commenced before the issuance of Building Permit.

e. Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.

f. No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions or alterations, or for removal or demolition or use of property, as herein described. The applicant agrees to comply with all applicable laws, ordinances and regulations.

.....  
(Signature of Applicant)

.....  
(Address of Applicant)

State whether applicant is owner, lessee, agent, architect, engineer or builder:

owner

Name of owner of premises: Harold R. Calvet

If applicant is a corporation, signature of duly authorized officer.

(Name and title of corporate officer)

1. Location of land on which proposed work will be done 41 Windsor Hwy,  
New Windsor, N.Y.  
Tel 562-4560
2. State existing use and occupancy of premises and intended use and occupancy of proposed construction:
  - a Existing use and occupancy
  - b Intended use and occupancy storage
3. Nature of work (check which applicable): New Building ☒ Addition Alteration  
Repair Removal Demolition
4. Estimated cost\* 3,000.00 Fee  
(to be paid on filing this application)
5. If dwelling, number of dwelling units Number of dwelling units on each floor  
If garage, number of cars
6. If business, commercial or mixed occupancy, specify nature and extent of each type of use  
storage
7. Dimensions of existing structures, if any: Front 60' Rear 60'  
Depth 30' Height 10' Number of Stories 1
8. Dimensions of same structure with alterations or additions: Front Rear  
Depth Height Number of Stories
9. Dimensions of entire new construction: Front 60' Rear 60' Depth 20'  
Height 10' Number of Stories 1

10. Size of lot: Front 234.90' Rear 237.02' Depth 108' to 3' Front Yard .....  
Rear Yard ..... Side Yard ..... Is this a corner lot? ~~Yes~~
11. Zone or use district in which premises are situated GI .....
12. Does proposed construction violate any zoning law, ordinance or regulation? .....
13. Name of Compensation Insurance Carrier .....  
Number of Policy ..... Date of Expiration .....
14. Name of Owner of Premises Harold R. Calvet .....  
Address Highland Mills, N.Y. ..... Phone No. 928-6474 .....  
Name of Architect .....  
Address ..... Phone No. ....  
Name of Contractor .....  
Address ..... Phone No. ....
15. Will electrical work be inspected by, and a Certificate of Approval obtained from, the New York Board of Fire Underwriters or other agency or organization? yes .....  
If so, specify .....
16. IMPORTANT: Do not pour footings until the location of building on lot, and soil has been inspected.
17. Before a Certificate of Occupancy can be issued, a certified survey must be filed. (May be waived.)
18. Walls not to be lathed until Department inspection is made.
19. Defer backfilling until waterproofing of foundation is approved by Department.

\* —

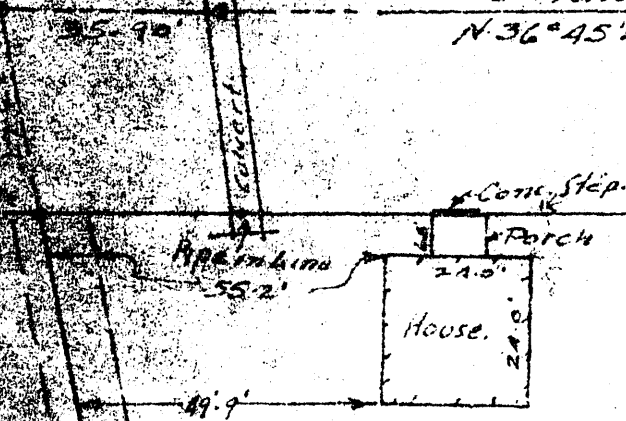
Costs for the work described in the Application for Building Permit include the cost of all the construction and other work done in connection therewith, exclusive of the cost of the land. If final cost shall exceed estimated cost, an additional fee may be required before the issuance of Certificate of Occupancy.

SHOW PLOT PLAN ON NEXT PAGE

N 37° 32' E

Snake Hill Turnpike Centerline  
N 36° 45' E 199.0' (Route # 32)

→ To Newburgh



Note -  
Added rear  
portion of Garage  
extends on RR Co. Lands  
About 6'

237.02'  
Rad. 1481.80'

Erie - R.R. Radius: 1432.30'  
64° 00'

Survey of Land  
Harold R. ...  
Town of Newburgh  
By ...

**PREVIOUS  
DOCUMENT  
IN POOR  
ORIGINAL  
CONDITION**

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THE ZONING BOARD OF APPEALS

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Louise A. Budney  
Chairman



OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Mr. Harold R. Calvet  
SUBJECT: Your Property

Chairman  
Ellsworth E. Weyant  
23 Clinton Wood Drive  
New Windsor, New York 12550  
(914) 561-5482

1763

- ✓ Lee, Norman & Margaret  
38 Windsor Highway  
Newburgh, New York 12550
- ✓ Schaffer, William R.  
M.D.#25, Carter Avenue  
Newburgh, New York 12550
- ✓ McKible, Fred & Joel  
5 Meadow Street  
Newburgh, New York 12550
- ✓ Monti, Joseph  
54 Windsor Highway  
Newburgh, New York 12550
- ✓ The Prudential Ins. Co. Of America  
c/o Towns & James  
909 Remsen Avenue  
Brooklyn 36, New York
- ✓ Argenio, Louis  
57 Windsor Highway  
Newburgh, New York 12550
- ✓ Weyerhaeuser Company  
c/o H. F. Sachleben  
P.O. Box #710  
Camden 1, New Jersey
- ✓ Provan Leasing Corp.  
210 Mill Street  
Newburgh, New York 12550



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Mr. Harold R. Calvet  
SUBJECT: Your Property

Chairman  
Ellsworth E. Weyant  
23 Clinton Wood Drive  
New Windsor, New York 12550  
(914) 561-5482

✓ Argenio, Genaro & Peluse, Albert  
6 Columbus Lane  
Newburgh, New York

✓ Argenio, Louis Inc.  
57 Windsor Highway  
Newburgh, New York 12550

✓ Needes, Claude L.  
Elmerdorf Drive  
R.F.D.#7  
Kingston, New York 12550

✓ Westchester Concrete, Inc.  
188 Tarrytown Road  
Elmsford, New York

Respectfully,

A handwritten signature in cursive script that reads 'Ellsworth E. Weyant'.

ELLSWORTH E. WEYANT  
Chairman  
Board of Assessors  
Town of New Windsor

EEW:ked